



DAVE VOGT
 http://www.daveandsteph.ca
 REVEL REALTY INC., BROKERAGE
 Cell: 9053417355

576 Cedar Bay Road RES/Freehold/Sale
Port Colborne, ON L2H1H5

Price: **\$299,900**

\$ Reduced



MLS@#: **30756884** Status: **Active**
 Region: **Niagara** DOM: **16**
 Municipality: **8 - Port Colborne / Wainfleet**
 Neighbourhood: **876 - Sherston**
 Bldg Type/Style: **Detached/Bungalow**
 Age/Yr Built: **51-99 Years/1953** Basement: **None**
 Legal Desc: **LT 2 PL 818 HUMBERSTONE ; PORT COLBORNE**
 Sq.Ft/Source: **1,451/LBO provided** Tot Bdrms: **2 (2+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.0**
 Acres/Range: **< 0.5** Lot Front: **66.01 Ft**
 Taxes/Year: **\$2,697/2019** Lot Depth: **132.00 Ft**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Baseboard, Forced Air**
 Water: **Well/Drilled Well** Sewer: **Septic**
 Brokerage: **REVEL REALTY INC., BROKERAGE**
 CrossSt/Dir: **Highway 3 to Cedar Bay road. On the corner of Firelane 4 and Cedar Bay Rd**

Next OH: **Public: Sun Sep 1, 2:00PM-4:00PM**

Property Details

Exterior:	Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Window Unit
Bsmt Size/Fn/Dev:	None	Heat Type:	Baseboard, Forced Air	Fireplaces:	1Natural Gas
Foundation:	Slab	Sewers:	Septic	Waterfront:	
Roof:	Fiberglass Shingle/	Water:	Well	Pool:	None
Water Meter:		Wtr Sup Type:	Drilled Well	Retire Comm:	
Laundry Access:		UFFI:		VisitAble:	
#/Type of Garage:	/None	Total Parking Spaces:	4	Addl Month Fees:	
#/Driveway/Type:	4.0/Private Triple Plus Wide/Gravel	Assigned Spaces:		Energy Cert Level:	
Parking:	Gravel	# of Kitchens:	1	Freehold w/Com Elem Fee:	No
Recreational Use:		Soil Type:			
Remarks:					

Just steps away from beautiful Cedar Bay Beach on the shores of Lake Erie sits this lovely and surprisingly spacious 2 bedroom, 3 season cottage on a large corner lot. The bright and airy main floor living room gives center stage to a large gas fireplace and offers an abundance of natural light. The open concept kitchen with an island flows through to a roomy dining room perfect for entertaining. After enjoying dinner, settle into the bright recroom, newly renovated and converted into a recreation and games room, ideal for hosting friends and family! Open your sliding glass doors and venture outside to a large patio and backyard living space, perfect for barbeques and bonfires. Or enjoy your morning coffee on the front, gazebo-like deck, with gorgeous, east facing views for those summer morning sunrises. With 2 spacious bedrooms, a 4-piece bath AND an office or bonus room, this cottage is the perfect home away from home!

Property Features

Features/Amenities:
 Inclusions: **Fridge, Stove, 3 couches (couch cover and throw pillows not included), dining room table and chairs, bunk bed frame and mattresses, cabinet in 2nd bedroom, dresser in master Bedroom, kitchen island**

Tax and Financial Information

Roll#:	271104000233500	Assessment:	\$161,250/2019	Survey:	None
Pin#:		Taxes:	\$2,697/2019	Private Entrance:	
Legal Desc:	LT 2 PL 818 HUMBERSTONE ; PORT COLBORNE				
Location:	Rural	Fronting On:	West	HST Applicable:	Included

Rooms Information

Room	Level	Dimens	Imperial	Features	Room	Level	Dimens	Imperial	Features
Kitchen	M	12' 4"	X 9' 10"		Dining Room	M	10' 5"	X 10' 4"	
Living Room	M	12' 5"	X 19' 5"		Bedroom	M	16' 3"	X 8' 9"	
Bedroom	M	10' 5"	X 13' 5"		Recreation Room	M	11' 7"	X 26' 2"	
Office	M	8' 5"	X 12' 8"		Bathroom	M			4-Piece

Listing Information

Commence Date:	08/15/2019	Deposit:	3-5%	Buy Option:	
Sign:	Yes	Lockbox:	Yes	Possess. Dt:	
References:		Application Required:		Employment Letter:	
				SPIS:	No/No
				Possession:	Immediate

Prepared By: **DAVE VOGT, Salesperson**
REVEL REALTY INC., BROKERAGE

Client Full One Page Report

Date Printed: **08/31/2019**